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**APPROVED BY BOARD  
FEBRUARY 14, 2018**

## **FINAL ACTION AGENDA/MINUTES**

### **Design Review Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
October 11, 2017 5:30 p.m.**

1. **CALL TO ORDER:** 5:35 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman McHarris
3. **ROLL CALL:**

Present: Chairman Joe McHarris and Board Members William Glass, Barry Jones (arrived at 5:50 p.m.), Albert O'Donnell, and Patty Whitehead. Absent: Board Members W. Scott Anderson, Anu Lacis, and William Prys.

Also present: Community Development Director Mary Gibbs, and Development Review Manager Walter McCarthy. Absent: Village Land Use Counsel Nancy Stroud.

4. **APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

5. **BUSINESS:**

**(a) Public Information Meetings**

- (1) Bassett Furniture –Coconut Point Mall (District 6) 23230 Via Villagio, located east of US 41 between Ethan Allen and City Mattress. Applicant proposes the construction of a 15,100± square foot single story building with paved areas, minor utility connections, and landscape improvements.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Josh Philpott, AICP, Senior Planner, Stantec Consulting, Inc.; Dale Weisl, Architect, President, Trianon Design Group; Jeffrey Curl, ASLA, Landscape Architect, eMerge Design LLC; Wesley Walls, Developer, Collet.

Mr. Philpott provided an overview of the project background, existing site conditions, and proposed development which includes pedestrian connections, bicycle parking, park bench/seating area, and landscaping. He stated there would not be a monument sign and the only signage will be on the building.

Mr. Weisl provided an overview of the building design and architecture.

Mr. Curl provided an overview of the project's landscape design.

**Board Questions or Comments:** The Board requested that the applicant include a picture of what the buffer currently looks like. The applicant then addressed questions from staff regarding flooding, drainage, and stormwater management on the proposed project. The Board commented that the towers need to be higher; include a wood frame under the canopies; increase the width of the lower banding on the building; provide color and tile samples; add traditional cornice and trim detail to the awnings; and include the dumpster elevation.

**Public Comment:** None.

- (2) Chase Bank Store No. 57137 (District 5) 10801 Miromar Outlet Drive, northwest corner of Miromar Outlet Drive and Ben Hill Griffin Parkway. Construction of a 3,558 square foot Chase Bank with one detached drive through ATM.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Zach Thornton, PE, Senior Project Engineer (Civil Engineer), Core States Group; Michael Linder, Senior Project Manager (Architect), Core States Group.

Mr. Thornton provided an overview of the proposed project's site plan, design, and landscaping. He then provided information on stormwater management, drainage, and flooding.

Mr. Linder presented an overview of the architectural design of the proposed project.

**Board Questions or Comments:** Questions were asked and comments were made regarding the awnings needing more traditional cornice and trim detail; the drive-thru ATM needs a canopy/cover that is consistent with the building and community standards; the drive-thru ATM to meet stacking requirements; need to include dumpster enclosure, elevations and ensure it is consistent with the building; provide signage information including elevation and location; and determine the coverage of the landscaping over the easement.

**Public Comment:** None.

- (3) Miromar Design Center Monument Sign (District 5) 10800 Corkscrew Road, East of I-75 and south of Corkscrew Road and south of the Miromar Outlet Mall. Applicant seeks to construct a monument sign for the Miromar Design Center. The sign was originally permitted by Lee County in 2015. However, the sign was never constructed and the permit expired requiring a new application for construction.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Raymond Haddad, Civil Engineer, Miromar Development Corp.; Ruth Newell, Permitting Specialist, Lykins-Signtek, Inc.

Mr. Haddad provided an overview of the proposed monument sign.

**Board Questions or Comments:** Questions were asked and comments were made that the monument sign needs a cornice on the top to match the building; the columns need to be wider and taller to match the width of the middle panel; and suggested that the address numbers be moved vertically at the end since the base is low on the sign.

**Public Comment:** None.

**(b) Public Hearings:**

Staff and audience members presenting testimony on the public hearing were sworn in. There were no disclosures of ex parte communication or conflicts of interest.

- (1) Heartland Dental (DOS2017-E005) (District 7) Continued from the September 27, 2017 meeting. 20330 Grande Oak Shoppes Boulevard, north of Corkscrew Road and east of Ben Hill Griffin Parkway adjacent to Perkins. Proposed development of a 5,520 square foot multi-tenant (medical/dental and retail) building including utility connections, water management system, parking and landscaping. Public Information Meeting was held May 10, 2017 and on August 23, 2017 the Design Review Board granted an Administrative Deviation, (ADD2017-E006) reducing the intersection connection separation to 110 feet along Grande Oak Shoppes Boulevard.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Dan O'Berski, Managing Director, Trinity Commercial Group; Brad Guarino, Architect, Phoenix Associates of Florida, Inc.

Mr. O'Berski provided an overview of the proposed project as modified from the September 27, 2017 meeting.

**Board Questions or Comments:** Questions were asked and comments were made that the interconnect be included if needed.

**Public Comment:** None.

**Motion:** Move to approve with stipulations: banding under the tower eave, colors and materials are approved, the interconnect is stipulated (if needed), and no signage is approved by this motion.

**Motion by:** Board Member O'Donnell

**Seconded by:** Board Member Glass

**Action:** Approved with stipulations: banding under the tower eave, colors and materials are approved, the interconnect is stipulated (if needed), and no signage is approved by this motion.

**Vote:**

**Aye:** Board Members Glass, Jones, O'Donnell, Whitehead, and Chairman McHarris  
(Board Members Anderson, Lacis and Prysi absent)

**Nay:**

**Abstentions:**

6. **PUBLIC INPUT:** None.

7. **BOARD COMMUNICATIONS:**

(a) Next meeting October 25, 2017

A motion to adjourn was made and duly passed.

8. **ADJOURNMENT:** 7:30 p.m.



Michelle Radcliffe, CMC  
Recording Secretary